

**Community Preservation Act Committee (CPAC) Meeting
Minutes Tuesday, March 17, 2009**

The meeting was called to order at 6:34 pm by Peter Jessop, Chair.

COMMITTEE MEMBERS IN ATTENDANCE:

Briony Angus, Denise Barberet, Louis Greenbaum, Peter Jessop, Chair, Ellen Kosmer,
Vince O'Connor, Vice Chair, Mary Streeter, Clerk

COMMITTEE MEMBERS ABSENT: Vladimir Morales, Stan Ziomek

Agenda

- Review Town Counsel correspondence
- Financial overview
- Discussion / Motions on projects discussed
- Minutes
- Schedule future meetings
- Adjourn

Financial - Peter reviewed the financial status using a spreadsheet from 3/17/09. The State match has been reduced to 29% (\$101,000), which is a significant change from the original 35% match. That leaves a total of \$677,000 with requests of \$702,000. We don't need to ask Town Meeting to allocate \$81,000 for the Hills Landscape Park. We would need to make a recommendation to Town Meeting, if that money would fund something different; as of now it's essentially a reallocation of money that's already been approved. Vince said there would be an article about the \$81,000. Denise noted that we have talked before about what would be presented to Town Meeting.

Eligibility of Projects for CPA Funding - Jonathan Tucker discussed an email received today from Town Counsel about CPA eligibility of interpretive signs for Historic Preservation projects. Atty. Bard indicated that "protective language, i.e., the rules and regulations, can be said to serve the purpose of preserving the historic resources in question... although we do not have a court ruling or other guidance establishing a clear rule on this use." Mary said she heard a different opinion from Stuart Saginor of the Community Preservation Coalition in a phone call today. He said he has seen some people try to make a case for interpretive signs, but in his opinion it is really a weak argument and he didn't recommend we do that. Historic preservation projects have to be directly acquired, preserved, or rehabilitated. Peter commented that until the Legislature or the courts clarify this use, we can follow the recommendation of Town Counsel.

Discussion / Motions on projects discussed

(Motions listed in the order of the Financial spreadsheet. # indicates the order in which the motions were made.)

#1 MOTION by Vince, 2nd by Louis to recommend that Town Meeting fund **\$30,000** for the **Habitat for Humanity** project and **\$17,200** for reserve amount for **Community Housing** for a total of **\$47,200**

VOTED **4-0-3** (Ellen, Mary, Peter abstained)

#4 MOTION by Vince, 2nd by Ellen to recommend that Town Meeting fund the **West Cemetery ironwork (Cutler, Dickinson, Tomb Door)** project for **\$25,000**

VOTED **5-1-1** (Denise opposed; Mary abstained)

#5 MOTION by Ellen, 2nd by Briony to recommend that Town Meeting fund the **Cemeteries - Town Tomb reconstruction** project for **\$30,000**

VOTED **6-1-0** (Mary opposed)

#6 MOTION by Briony, 2nd by Louis to recommend that Town Meeting fund the **Cemeteries - Landscape Improvements (African-American section)** project for **\$20,000**
VOTED **5-2-0** (Denise, Mary opposed)

#2 MOTION by Vince, 2nd by Briony to recommend that Town Meeting fund the **575 North East Street Kimball House debt service (year 3 of 5)** for **\$25,600**
VOTED **unanimously**

#3 MOTION by Louis, 2nd by Mary to recommend that Town Meeting fund the **Town Hall Masonry debt service (year 2 of 10)** for **\$42,775**
VOTED **6-0-1** (Vince, abstained)

#7 MOTION by Mary, 2nd by Louis to recommend that Town Meeting fund the **Archival Material Conservation/Restoration (Town Clerk's Office) (year 4 of 5)** project for **\$10,000**
VOTED **unanimously**

#8 MOTION by Mary, 2nd by Louis to recommend that Town Meeting fund the **Archival Material Conservation/Restoration (Jones Library Special Collections) (year 4 of 5)** project for **\$10,000**
VOTED **unanimously**

#9 MOTION by Ellen, 2nd by Vince to recommend that Town Meeting fund the **Jones Library roof study/bid specs & emergency repairs (if needed)** project for **\$15,000**
VOTED **5-1-1** (Mary opposed; Louis abstained)

#10 MOTION by Ellen, 2nd by Briony to recommend that Town Meeting fund the **Jones Library Special Collections climate control (HVAC) study/bid specs** project for **\$10,000**
VOTED **4-0-3** (Denise, Louis, Mary abstained)

#11 MOTION by Briony, 2nd by Louis to recommend that Town Meeting fund the **Civil War Tablets Phase 1 Cleaning/conservation/engr. /design** project for **\$65,000**
VOTED **5-2-0** (Denise, Peter opposed)

#12 MOTION by Vince, 2nd by Louis to recommend that Town Meeting fund the **North Congregational Church Slate Roof Repair** project for **\$7,000**, which would include legal costs
VOTED **unanimously**

#13 MOTION by Ellen, 2nd by Louis to recommend that Town Meeting fund the **Interpretive signs (Literary Trail - Dickinson, Frost, etc.)** project for **\$30,000**
VOTED **4-3-0** (Denise, Mary, Vince opposed)

#14 MOTION by Vince, 2nd by Louis to recommend that Town Meeting fund the **Historic Register District Nomination (Dickinson exp./Amherst Depot)** project for **\$10,000**
VOTED **4-2-1** (Briony, Peter opposed; Mary abstained)

#15 MOTION by Vince, 2nd by Ellen to recommend that Town Meeting fund the **Historic Barn/outbuilding inventory and assessment** project for **\$15,000**
VOTED **4-3-0** (Denise, Mary, Peter opposed)

#17 MOTION by Vince, 2nd by Peter to "place on the warrant an article to reprogram this money" (\$81,000 previously approved) "in a manner that would allow the filing of a FY2010 grant application for the acquisition of the two parcels in question", for the **Hills Landscape Park** project (no new money needed)
VOTED **4-2-1** (Denise, Mary opposed; Louis abstained)

#16 MOTION by Briony, 2nd by Louis to recommend that Town Meeting fund the **Plum Brook Recreational Fields debt service (year 5 of 10)** for **\$40,999**
VOTED **6-0-1** (Vince abstained)

#18 MOTION by Vince, 2nd by Mary to recommend that Town Meeting fund the **Open Space Surveys and appraisals** project for **\$25,000**
VOTED **unanimously**.

#19 MOTION by Briony, 2nd by Denise to recommend that Town Meeting fund the **Johnson (So East Street)** project for **\$75,000**
VOTED **unanimously**.

#20 MOTION by Briony, 2nd by Denise to recommend that Town Meeting fund the **Olendzki (Station Road)** project for **\$150,000**
VOTED **unanimously**.

#21 MOTION by Vince, 2nd Mary to recommend an **Administrative appropriation** of **\$1500**
VOTED **unanimously**.

#22 MOTION by Vince, 2nd by Briony asking the Historical Commission to send a letter or email to the Treasurer saying they are releasing **\$13,400** in unspent funds to be turned back to the fund balance.
VOTED **unanimously**.

#23 MOTION by Vince, 2nd by Briony asking the Historical Commission to send a letter or email to the Treasurer describing any remaining unspent balances and asking that remaining balances for completed projects be turned back to the fund balance.
VOTED **unanimously**.

#24 MINUTES MOTION by Briony, 2nd by Peter to accept the minutes of **2/5/09** as amended.
VOTED: **6-0-1** (Peter abstained)

ADJOURNMENT:

Motion to adjourn at approximately 9pm. Voted unanimously.

NEXT MEETINGS:

April 15, 2009 at 7:30 pm in the First Floor Meeting Room, Town Hall

DOCUMENTS DISTRIBUTED

- Agenda
- Minutes 2/5/09, 4 pages
- Minutes 2/5/09 with suggested edits by Jonathan Tucker, 2 pages
- Spreadsheet "Draft CPA FY2010 Recommended by Category for TM Report", 1 page
- Email from Joel Bard to Jonathan Tucker, 3/17/09, 1 page
- Status of Historic Preservation CPA Projects, 3/12/09, 5 pages
- Sample sign wording for West Cemetery & Writers' Walk Signs, 4 pages
- Fiscal Year 2010 Historic Preservation Projects, 3/13/09, 1 page
- Email from Stuart Saginor to Mary Streeter, 3/17/09, 2 pages
- Draft – CPA Related Articles Discussed by Town Meeting with amounts from Town Counsel's memo added, 5 pages
- Community Preservation Coalition 2008 Year in Review Newsletter, 2 pages

Respectfully submitted by Mary Streeter, Clerk
Minutes approved June 22, 2009